



PLANNING DEPARTMENT

**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 1120 • FAX (508) 839-4602  
planningdept@graffon-ma.gov  
www.graffon-ma.gov

2023 MAY 19 AM 11:23

RECEIVED TOWN CLERK  
GRAFTON, MA

**FORM A**

**APPLICATION FOR ENDORSEMENT OF PLAN  
BELIEVED NOT TO REQUIRE APPROVAL (ANR)**

Application No. ANR 2023-10

1. OWNER OF RECORD: Norman Chalupka and Carlton Martin  
STREET / P.O. Box \_\_\_\_\_ CITY/TOWN \_\_\_\_\_  
STATE MA ZIP 01519 TELEPHONE 508-579-1388 Norman Chalupka  
Deed recorded in the Worcester District Registry of Deeds: Book 14964 Page 93  
58354 20
2. NAME OF APPLICANT: Norman Chalupka  
STREET / P.O. Box 25 Meridian Rd CITY/TOWN Grafton  
STATE MA ZIP 01519 TELEPHONE 508-579-1388
3. ENGINEER / LAND SURVEYOR: Land Planning, Inc., Norman Hill, P.L.S.  
STREET / P.O. Box 314 Worcester St. CITY/TOWN N. Grafton  
STATE MA ZIP 01536 TELEPHONE 508-839-9526
4. NAME OF AGENT / CONTACT PERSON: Norman Hill  
STREET / P.O. Box Land Planning CITY/TOWN N. Grafton  
STATE MA ZIP 01536 TELEPHONE 508-839-9526
5. LOCATION OF LAND: on the East side of Meridian  
120± feet North of Meadowbrook Rd.  
(Direction) (Street)

Total Acreage 10± Zoning District(s) (including overlay zones) Agric. / Res.

ASSESSOR'S MAP(S) 67 LOT # (S) 2C and 2B

6. Has the Zoning Board of Appeals, Planning Board or Board of Selectmen granted any variance, exception, or special permit concerning this property? Yes \_\_\_\_\_ No X
7. List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations)  
Map(s) 67, 67 Lot(s) 2A, 2.0
8. Affidavit by Engineer / Land Surveyor who stamped/signed the plan that all items required are shown (enclosed attested document).

Applicant's Signature

**RECEIVED**

Property Owner's Signature (if not Applicant)

Date: 5/5/23

Date: 5/17/23

MAY 18 2023

Planning Board  
Grafton, MA

Application No. \_\_\_\_\_

## Affidavit ANR Plan Submittal

I, Norman G. Hill, P.L.S.  
(Name of Surveyor/Engineer – Please Print)

hereby attest that all above information, required by the Grafton Subdivision Rules and Regulations, is accurately and completely shown on the plan of land

dated 10-3-22,

regarding MAP(s) 67 LOT #(S) 2C and 2D

on 88 Merriam and 48 Meadowbrook Rd in the Town of Grafton.  
(property address)

Signature: Norman G. Hill, P.L.S.

Address Land Planning Inc  
214 WORC ST N

City / Town N. Grafton

State MA ZIP 01519

Phone: 508-838-9526



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www.grafton-ma.gov

**TREASURER / COLLECTOR**

## Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

**Please note: it can take up to three (3) business days to process each request.**

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

\_\_\_\_\_  
Petitioner Name

\_\_\_\_\_  
Property Owner / Applicant

\_\_\_\_\_  
Petitioner Address

48 MEADOWBROOK RD.

\_\_\_\_\_  
Property Address

\_\_\_\_\_  
City, State, Zip

Grafton, MA 01519  
\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✗
Motor Vehicle Excise	✓		
Disposal			✗
General Billing	✓		

[Signature]  
Treasurer / Collector Signature

5/18/23  
Date

Form Revised: 10/15/2012



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<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

\_\_\_\_\_  
Petitioner Name

\_\_\_\_\_  
Petitioner Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Property Owner / Company Name

28 Merriam Rd  
Property Address

Grafton, MA  
City, State, Zip

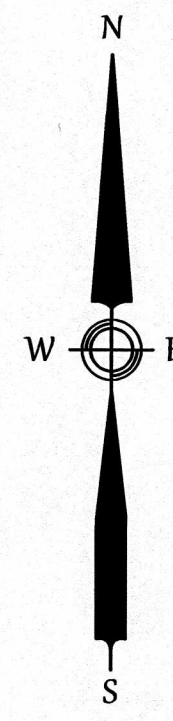
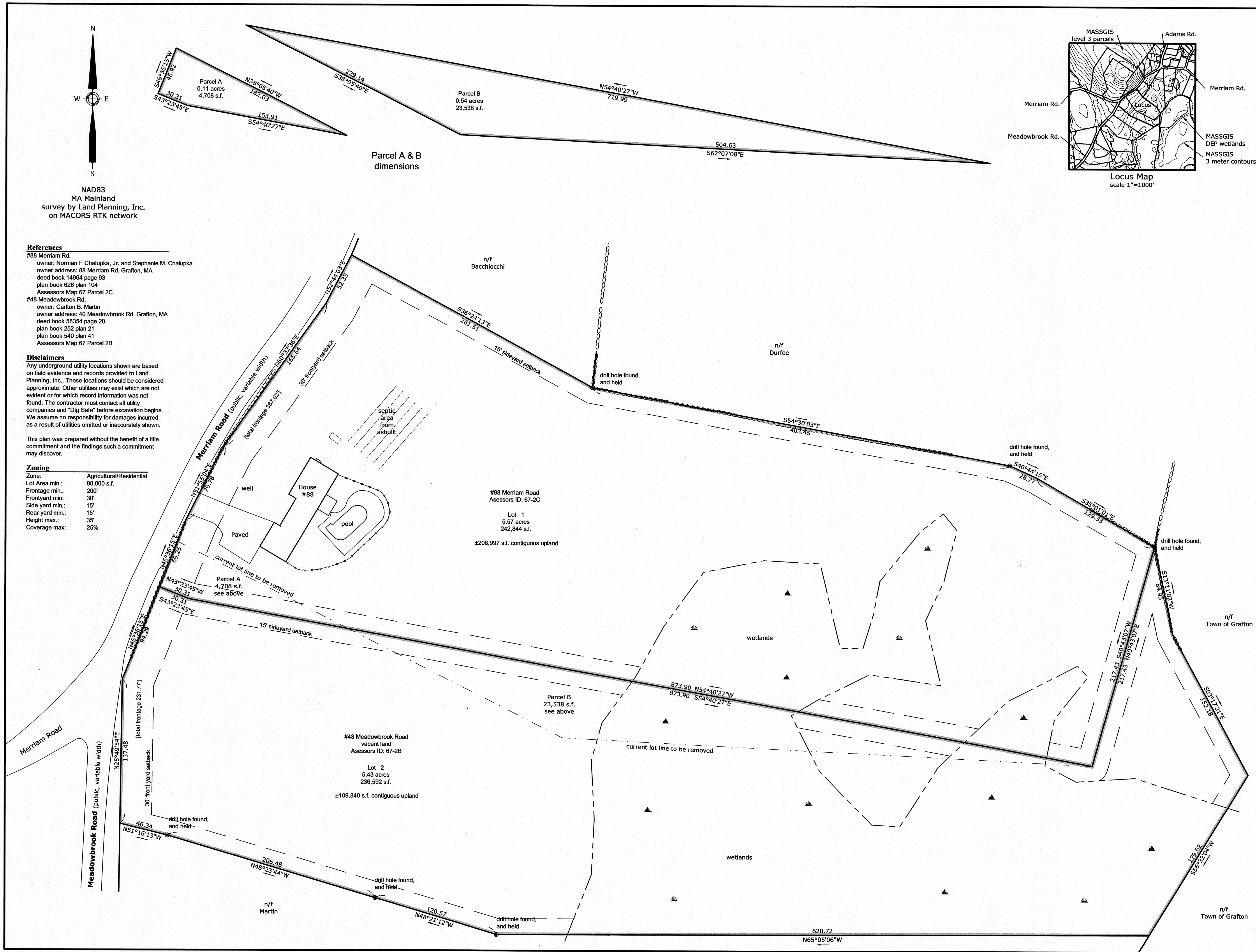
Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property	✓		X
Motor Vehicle Excise	✓		
Disposal	✓		X
General Billing	✓		

Jack Henderson  
Treasurer / Collector Name (please print)  
Form Revised: 01/22/2014

[Signature]  
Treasurer / Collector Signature

05/05/23  
Date





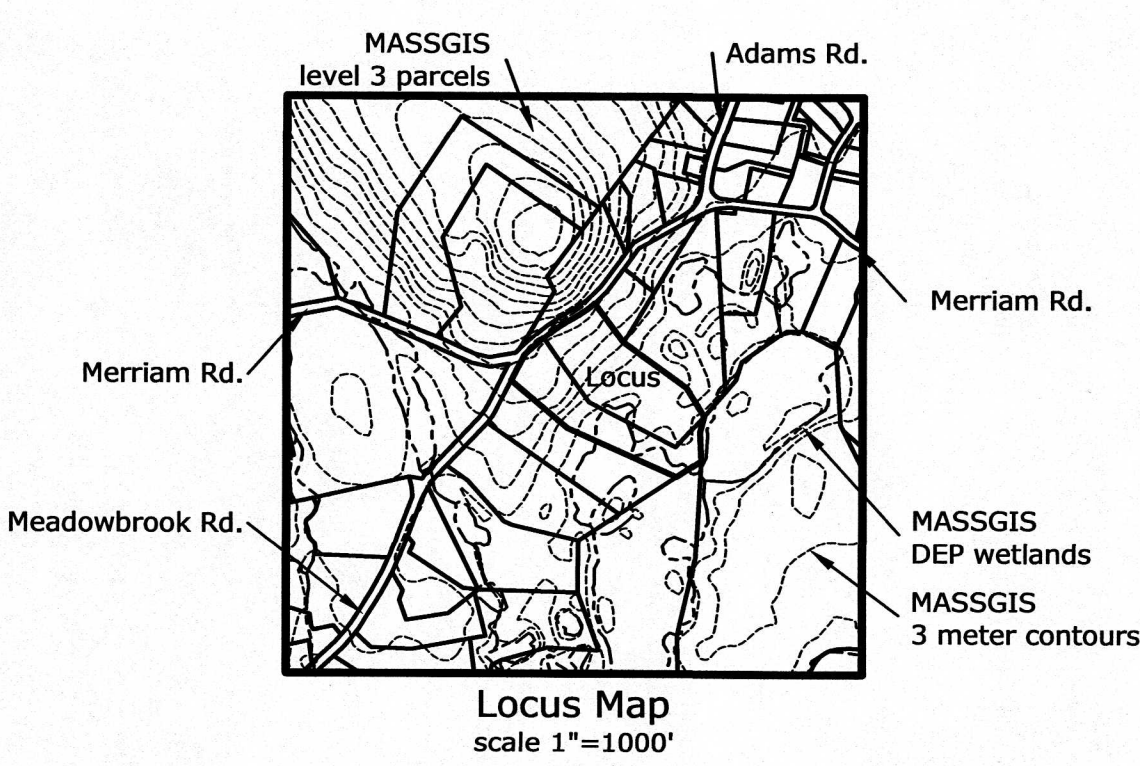
NAD83  
MA Mainland  
survey by Land Planning, Inc.  
on MACORS RTK network

**References**  
#88 Merriam Rd.  
owner: Norman F Chalupka, Jr. and Stephanie M. Chalupka  
owner address: 88 Merriam Rd. Grafton, MA  
deed book 14964 page 93  
plan book 626 plan 104  
Assessors Map 67 Parcel 2C  
#48 Meadowbrook Rd.  
owner: Carlton B. Martin  
owner address: 40 Meadowbrook Rd. Grafton, MA  
deed book 58354 page 20  
plan book 252 plan 21  
plan book 540 plan 41  
Assessors Map 67 Parcel 2B

**Disclaimers**  
Any underground utility locations shown are based on field evidence and records provided to Land Planning, Inc.. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.

This plan was prepared without the benefit of a title commitment and the findings such a commitment may discover.

Zoning	
Zone:	Agricultural/Residential
Lot Area min.:	80,000 s.f.
Frontage min.:	200'
Frontyard min.:	30'
Side yard min.:	15'
Rear yard min.:	15'
Height max.:	35'
Coverage max:	25%



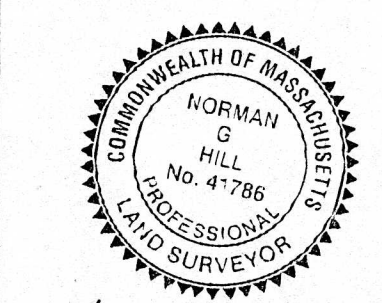
FOR REGISTRY OF DEEDS USE ONLY

APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW  
NOT REQUIRED  
GRAFTON  
PLANNING BOARD

DATE

COMPLIANCE WITH ZONING OR OTHER  
REGULATIONS IS NEITHER EXPRESSED NOR  
IMPLIED.

I CERTIFY THAT THE PREPARATION OF THIS  
PLAN CONFORMS TO THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS.



*Norman G. Hill* DATE: 10-1-22  
NORMAN G. HILL, P.L.S. #41786

Field By:	NH/PP	8/16/22
Calcs By:	BDH	9/8/22
Checked By:	NGH	10/3/22

**Land Planning, Inc.**  
Civil Engineers • Land Surveyors  
Environmental Consultants

**Bellingham**  
187 Hartford Ave.  
Bellingham, MA 02019  
508-966-4130

**North Grafton**  
214 Worcester St.  
N. Grafton, MA 01536  
508-839-9526

**Hanson**  
1115 Main Street  
Hanson, MA 02341  
781-294-4144

[www.landplanninginc.com](http://www.landplanninginc.com)

**ANR Plan**  
located at  
**88 Merriam Road**  
and at  
**48 Meadowbrook Road**  
**Grafton, MA**  
  
Prepared for  
**Norman F. Chalupka, Jr.**  
88 Merriam Road  
Grafton, MA 01519

Scale 1"=40'	0' 20' 40' 80'
Date October 3, 2022	Sheet No. <b>1 of 1</b>
Job No. G22096	